



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 04, 2011

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

35 October 4, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS PROPERTY IN THE CITY OF LOS ANGELES
BELL CREEK - PARCEL 8EXF.9
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action is to approve the sale of the Los Angeles County Flood Control District surplus property to Quang Ngoc Tran and Binh Thi Nguyen along a portion of Bell Creek in the City of Los Angeles.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the proposed sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in Bell Creek, Parcel 8EXF.9, in the City of Los Angeles, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Bell Creek, Parcel 8EXF.9, from the Los Angeles County Flood Control District to Quang Ngoc Tran and Binh Thi Nguyen, the adjacent property owners, for \$2,700.
4. Instruct the Mayor, Board of Supervisors of the Los Angeles County Flood Control District, to sign the Quitclaim Deed and authorize delivery to Quang Ngoc Tran and Binh Thi Nguyen.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell a portion of its surplus property along Bell Creek, Parcel 8EXF.9, located south of Sale Avenue in the City of Los Angeles, to adjacent property owners, Quang Ngoc Tran and Binh Thi Nguyen, for \$2,700. The LACFCD acquired fee title to Parcel 8EXF.9 as part of the land needed for the Bell Creek project. Construction of the facility has been completed, and the subject parcel lies outside of the required right of way.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The revenue from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The proposed cost of the sale in the amount of \$2,700 represents the fair market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcel 8EXF.9 is located along Bell Creek, south of Sale Avenue in the City of Los Angeles. Pursuant to Government Code Section 65402, notifications of the proposed sale were submitted to the appropriate agencies for their reports as to conformance with the adopted General Plans of the agencies. The Department of Public Works did not receive any responses within the 40-day period as stipulated in this Section; therefore, it is conclusively deemed the proposed sale is in conformance with the adopted General Plans.

The proposed sale is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power ...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purpose of said district..."

The proposed sale will not hinder the use of Bell Creek for possible transportation, utility, recreational corridors, or flood control purposes.

The Quitclaim Deed document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the sale of surplus government property.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will eliminate the need to maintain the property and reduce the cost of the LACFCD's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

MAIL THIS DOCUMENT
AND TAX STATEMENT TO:

Quang Ngoc Tran and
Binh Thi Nguyen
7069 Sale Avenue
West Hills, CA 91307

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
SUBJECT TO CITY OF LOS ANGELES DTT (CODE 44) \$ _____
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

Assessor's Identification Number:
2024-016-904 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to QUANG NGOC TRAN and BINH THI NGUYEN, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated October 4, 2011



(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

[Signature]

Deputy

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By *Mike Antonovich*
Mayor, Board of Supervisors of the
Los Angeles County Flood Control District

Bell Creek (Nguyen)
(File: BELL CREEK 8EXF.9)
Parcel 8EXF.9
171-RW 1.1 (DAYTON CREEK)
S.D. 3 M1121005
Project ID: MPR0000443

DB:bw

P:\CONF\QCD\FLTOWJTSBELL.DOC 62711

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this 4th day of October, 2011, the facsimile signature of MIKE ANTONOVICH, Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



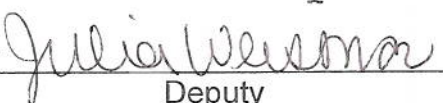
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By 
Deputy

APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

BELL CREEK 8EXF.9
171-RW 1.1 (DAYTON CREEK)
A.I.N. 2024-016-904 (Portion)
T.G. 529(H5)
I.M. 174-097
S.D. 3
M1121005

LEGAL DESCRIPTION

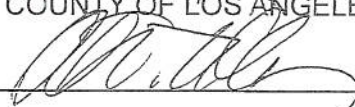
PARCEL NO. 8EXF.9 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 963, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 8 - (Bell Creek), in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which was recorded on May 18, 1949, as Document No. 2549, in Book 30117, page 392, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly corner of Lot 21, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 22°58'29" West, along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, to a point on a non-tangent curve concentric with and 6.59 feet southwesterly, measured radially, from that 960-foot radius curve in the southwesterly boundary of said last-mentioned lot, a radial of said concentric curve to said point bears South 22°57'16" West; thence northwesterly, along said concentric curve, through a central angle of 3°25'37", an arc distance of 57.81 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 26°24'06" East, along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said curved southwesterly boundary; thence southeasterly, along said curved southwesterly boundary, to the point of beginning.

Containing: 380± square feet.



APPROVED AS TO DESCRIPTION	
JUNE 15, 2011	
COUNTY OF LOS ANGELES	
By	
LICENSED SURVEYOR	
Survey/Mapping and Property Management Division	

